

HISTORIC PRESERVATION COMMISSION
HEARING MINUTES

MARCH 2, 2010

Commissioners

Tim Daniel, Chairman

Scott Winnette, Vice Chairman (not present)

Timothy Wesolek

Robert Jones

Joshua Russin

-

Aldermanic Representative

Michael O'Conner (not present)

Staff

Emily Paulus, Historic Preservation Planner

Nick Colonna, Comprehensive Planning

Scott Waxter, Assistant City Attorney

Shannon Albaugh, HPC Administrative Assistant

•I. Call to Order

Mr. Daniel called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Commission and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case.

All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

Ms. Paulus announced that case number HPC10-41 located at 428-430 N. Market Street has been approved administratively since it qualifies under the administrative approval program. Ms. Paulus also announced that that deadline for nominations for the City of Frederick Historic Preservation Awards has been extended to March 22, 2010. She went on to say that given the snow delays some nominations were late coming in and staff wants to give everyone an opportunity to get their nominations in. She also stated that the awards ceremony will be held sometime in May but the exact date is to be announced

Mr. Colonna announced that he had sent the Commissioners an e-mail regarding the retreat date and he had thrown out March 22nd or March 23rd as the make up date but it seems not everyone is able to make those dates either and for the retreat to be effective everyone needs to be there. He added that he would like to see if the Commissioners are available on March 29th or April 1st and if not staff will come up with something.

II. Approval of Minutes

1. January 28, 2010 Hearing Minutes

Motion: Timothy Wesolek moved to approve the January 28, 2010 Hearing minutes as written.

Second: Robert Jones

Vote: 3 - 0

- **II. HPC Business**

There was no HPC business.

IV. Consent Items

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There were no consent agenda items.

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•V. Cases to be Heard

2. HPC09-498

210 E. Church Street

Charles Schrodel

Construct an addition

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval to construct a two-story addition to the rear of a contributing Federal period duplex. The addition would measure approximately 9' by 12' and be situated behind the existing two-story side porch. The addition would feature brick walls and a standing seam metal roof with a profile to match the existing. Fenestration would include two Marvin 6/6 double-hung-sash on the west elevation and one on the north - all to include shutters. A pair of Marvin swinging wood French doors would be located on the south (rear) elevation.

The project involves demolition of the small side porch extension (the length that extends beyond the rear wall of the main wing) as well as a door hood. The existing doors and window to be concealed by the new addition would be left intact within the new interior space.

The applicant has proposed several modifications to the original plan based on comments received at the January 14th workshop. The modifications include:

- Centering the windows located on the west elevation
- Replacing louvered shutters with solid panel shutters at the west elevations windows
- Extending the addition approximately 9 inches beyond the existing rear (south) wall
- Replacing wood lintels and sills with brick at all window locations

Discussion

Charles Schrodel, the applicant, stated that as far as the post is concerned he thought it would have to be there to hold up the railing and it would abut the addition.

Public Comment - There was no public comment.

Staff Recommendations

Staff recommends that the Commission approve the proposed two-story rear addition, with the following modifications:

- Centering the windows located on the west elevation
- Replacing louvered shutters with solid panel shutters at the west elevations windows
- Extending the addition approximately 9 inches beyond the existing rear (south) wall
- Replacing wood lintels and sills with brick at all window locations
- Leaving the second-to-last column on the existing porch in place (or, if necessary, relocating so that it abuts the new addition).

Materials to be approved include:

- Drawings, including plot plan, foundation plan, first floor, second floor, sections, and west and south elevation drawings
- Marvin Ultimate Swinging French Door (all wood)
- Marvin Ultimate Insert Double-Hung Windows (all wood)
- Cushwa Brick in Rose Red

Motion: Timothy Wesolek moved to approve the application with the following modifications:

- 1. Centering the windows located on the west elevation
- 2. Replacing louvered shutters with solid panel shutters at the west elevations windows

- 3. Extending the addition approximately 9 inches beyond the existing rear (south) wall
- 4. Replacing wood lintels and sills with brick at all window locations
- 5. Leaving the second-to-last column on the existing porch in place (or, if necessary, relocating so that it abuts the new addition).

Second: Joshua Russin

Vote: 4 - 0

3. HPC10-01

146 W. South Street

Brian Emigh

Repair fire damaged roof, doors, windows and porch

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that this application concerns the following rehabilitation work to repair fire damage to a contributing brick rowhouse constructed between 1897 and 1904:

1. Reconstruct the rear porches with a traditional wood porch railing and tongue-and-groove decking;
2. Construct small closets on both levels of the rear porches with wood German lap siding and six panel wood Simpson Traditional Exterior Doors;
3. Install new six panel wood Simpson Exterior Doors and Reeb Direct Set wood transoms with a single light at the original openings at the rear first and second floor ;
4. Install a new Weathershield awning window with simulated divided lights in the front basement window;
5. Install new Weathershield double hung 2/2 wood windows with grilles between the glass in all locations except the front first floor.

Discussion

Brian Emigh, the applicant, stated that this was a fire job so it is an insurance repair and luckily the changes didn't make the home owner upset. He added that he had no problem with the staff report other than the repair of the existing windows at the first floor side and rear and he asked if that was just to try to salvage the last couple of windows that were original. Mr. Daniel answered yes. Mr. Emigh went on to say that they secured the back entrance and there has not been anyone living in there since the fire so someone had been breaking into the house through those windows so he was not sure what kind of shape the windows are in now. He also added that the full view glass door is fine with him but it is a rental property and he was concerned about what you are going to see from the outside.

Mr. Jones asked if he had thought about removing the plywood at the top of the window to show the arch and take it back to its original historic merit. Mr. Emigh answered that he could ask the homeowner but that decision was not in his hands.

Public Comment - There was no public comment.

Staff Recommendations

Staff recommends that the Commission approve the following, as proposed:

- Reconstruction of the rear porches with a traditional wood porch railing and tongue-and-groove decking, as shown on the drawing dated 1/6/10
- Construct small closets on both levels of the rear porches with wood German lap siding and six panel wood Simpson Traditional Exterior Doors, as shown on the drawing dated 1/6/10

Staff recommends that the Commission approve the following modifications to the proposal, because they would be consistent with the *Guidelines*:

- Install a new **full glass** wood Simpson Exterior Door and a Reeb Direct Set wood transom with a single light **and segmental arch top** at the front facade ;

- Install a new Weathershield awning window with *true divided lights* in the front basement window;
- Install new Weathershield double hung 2/2 wood windows with *true divided lights* at the second floor front façade and *simulated divided lights with a dark spacer bar* at the missing window locations at the second floor side and rear elevations;
- **Repair** of the existing windows at the first floor side and rear elevations.

Motion: **Robert Jones moved to approve the application with the following modifications to the proposal, because they would be consistent with the *Guidelines*:**

- 1.
 1. **Install a new *full glass* wood Simpson Exterior Door and a Reeb Direct Set wood transom with a single light and segmental arch top at the front facade;**
 2. **Install a new Weathershield awning window with true divided lights in the front basement window;**
 3. **Install new Weathershield double hung 2/2 wood windows with true divided lights at the second floor front façade and simulated divided lights with a dark spacer bar at the missing window locations at the second floor side and rear elevations;**
 4. **Repair of the existing windows at the first floor side and rear elevations.**

With the amendment that there be the option for a half glass door that will be approved by staff.

Second: **Timothy Wesolek**

Vote: **4 - 0**

4. HPC10-05

415 S. Market Street

Victoria Robertson

Demolish garage / shed

Lisa Mroszczyk

Presentation

Ms. Paulus entered the entire staff report into the record and stated that this application concerns the demolition of a 12' by 24' frame garage and shed structure at the rear of the lot. The garage and shed structure were determined to be a contributing resource in the *Frederick Town Historic District* at the January 28, 2010 hearing. The replacement plan includes paving and a fence (HPC10-014).

Discussion

Victoria Robertson, the applicant, stated that she has had someone come out, it wasn't a structural engineer but it was a contractor and he told her that the structure was leaning and that it wasn't structurally sound. She went on to say that as far as she understands board and batten is not obtainable anymore. She also stated that if the Commission does not allow her to tear the structure down it is going to sit there and deteriorate even more. Ms. Robertson added that she was amazed that staff said the structure effects the way that it looks from the landscape because three or four structures have already been torn down and they are now open lots in the back with off street parking.

Mr. Wesolek asked if the applicant had anything from the contractor saying the structure was not sound. Ms. Robertson answered she did but she did not have the document with her.

Mr. Daniel stated that his only question to the applicant was if in the course of the discussion she felt the decision may be a denial would she be willing to getting an extension if she cared to furnish any other documentation. She answered that she would most likely ask for an extension and get a structural engineer.

Mr. Daniel stated that he would concur with staff's finding and recommendation despite the cost it might be better to stabilize the structure and he thought staff had enumerated numerous reasons why he thought it would be appropriate to, per the Guidelines, restore the structure.

Mr. Daniel asked the applicant if she would like to continue the application. Ms. Robertson answered yes.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends that the Commission deny the demolition of the garage and shed structure for the following reasons:

- The garage is one of the earliest surviving garages in the historic district;
- The garage maintains a high degree of architectural integrity;
- The integrity of the streetscape would be compromised if the garage were demolished and demolition would be inconsistent with the *Guidelines*;
- Despite areas of deterioration along the bottom of the walls the garage appears to be in repairable condition

Motion: Joshua Russin moved to continue the application until the April 8th Hearing.

Second: Timothy Wesolek

Vote: 4 - 0

Install stone on the bottom wall of the gazebo

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant, Friends of Baker Park, is proposing to face the bottom walls of the Baker Park gazebo with stone veneer. The stone is intended to be the same stone used on the new bandshell additions (the same mason is being used) and also closely match the stone on the carillon. In addition, the concrete knee walls and steps at the base of the structure would be removed and replaced with landscaping.

Discussion

Kathy Fay, the applicant, stated that she didn't know if she had much to add to what the Commission had in front of them but the Friends of Baker Park is an organization that works with the City to help maintain and beautify Baker Park and they have been concerned for awhile about the condition of the gazebo because it is not looking as good as they would like it to. She added that they thought of some ideas and talked with Roelkey Myers (Deputy Director of the City's Parks and Recreation Department) as well as the contractor and they all thought that adding the same stone that is on the Bandshell to the bottom of the gazebo would be a great enhancement.

Mr. Wesolek stated that he thinks the addition of the stone would be a great thing with all the other improvements that have occurred in Baker Park.

Mr. Daniel asked if the stone would project out from the current cladding or cinder block. Byron Hawkins, the contractor, answered that the structure that holds the gazebo up right now is limestone which is parged and it has fake lines in it to make it look like blocks. He added that it is structural but what they were going to do is use a 4 inch veneer so that it would be clad to the current limestone foundation. He went on to say that there are bathrooms under the gazebo right now and Parks and Recreation would like to block them off because there are maintenance problems and security

issues. Mr. Daniel then asked if the stone would have to stick out past the perimeter of the gazebo. Mr. Hawkins answered that he thinks it probably would but there could be a stone seal or a stone cap to help solve that issue.

Public Comment

Chris Judd, member of Friends of Baker Park, stated that he stood before the Commission more than a year ago as the project manager for the Bandshell renovation and at that time it was considered by all the Commission members that the stone on the Bandshell was a definite plus. He went on to say that there was no concern about the similarity of dates. He also said that the renovation of the Bandshell has nothing in common with the original Bandshell so he is wondering why it would be a concern now. Mr. Judd went on to say that he understood staff's comment but as he looks through gazebos in his opinion it is not a garden feature, it is a structure and the foundations of all structures are solid.

Roelkey Myer, Deputy Director of Parks and Recreation, stated that he supported the application for many reasons. He added that one thing he wanted to address was if there was any concern from the Commission about losing the bathrooms they have not been in use for about 30 plus years. He went on to say that date wise the gazebo was the first structure in Baker Park but the park was not founded until the mid 20's and in his opinion the gazebo was not built in the first year it was in so it was probably built in the late 20's or early 30's.

Mr. Daniel suggested the application be moved to a workshop since there seemed to be some issues the Commission had with the application. The applicant stated that she would like the application to go to workshop in two weeks since they do not have any new material to show the Commission.

Staff Recommendation

Staff recommends that the Commission move the case to a workshop, and postpone the hearing to the next scheduled meeting or another date to be agreed upon by the

applicant in order for staff to further research the original appearance of the gazebo walls.

Motion: **Timothy Wesolek moved to move this application to the March 11, 2010 workshop.**

Second: **Joshua Russin**

Vote: **4 - 0**

6. HPC10-40

428-430 N. Market Street

Connie Jantz

Install stairs, supports for balcony & parking pad.
Miller, agent

Charles

Emily Paulus

Presentation

Ms. Paulus entered the entire staff report into the record and stated that the applicant is seeking approval for the following rehabilitation work on a Federal era former commercial building:

1. Replacement of windows A, B, C, D, and N at the building's south and east walls with awning and casement Peachtree fiberglass windows;
2. Repair of existing frames at windows E, F, G, H, J, K, L, M, Q, R, S, T, and U and replacement of the sash with 6/6 double-hung Peachtree fiberglass sash packs;
3. Alterations to an existing post-1947 balcony at the rear-most addition, including a new railing system and the addition of an exterior stair;
4. Installation of a new patio area and 24' by 24' parking area in the rear yard to be paved with turf pavers.

Discussion

Charles Miller, with Residential Design Professionals, stated that they do have a solution to solve the parking area problem which is to reduce the paver area for the parking area to 23 by 23 and increasing the planting strip from 2 feet to 30 inches and also adding a 4 foot wide planting strip around the A/C units to add more greenery.

John Kastelein, the contractor, stated that they have gotten the windows in wood before and he has done the research himself about the cut sheets being fiberglass and he spoke with the manufacturer of the windows and they are offered in all wood and he brought a sample to show the Commission.

Mr. Daniel stated that he understood staff's thoughts regarding the delineation of the different areas in the back yard but he thought in the interest of maximizing green space and pervious surface he would be in support of the applicant's request. He then added that he thought it would be a good idea to include in the motion the request for a new site plan showing the increase in green area.

Public Comment - There was no public comment.

Staff Recommendation

Staff recommends that the Commission take the following action:

- Approve the proposed window repair and replacement as outlined in the "Window Repair/Replacement Schedule" with all wood (non-fiberglass) windows. New cut sheets for the windows should be submitted to staff for approval prior to purchase and installation.
- Approve the proposed balcony with the modifications as suggested by the applicant with a revised site plan to be submitted to staff before final approval is granted.

Materials to be approved:

- Drawings WIN1, WIN2, SK1.1, SK1.2, SK1.3, SK1.4, SK2.1, SK2.2, SK2.3, SK1.4 - dated February 2, 2010
- Window Repair/Replacement Schedule

Motion: Joshua Russin moved to approve the application with the staff recommendations with the amendment for the applicant to submit a revised site plan to staff

Second: Timothy Wesolek

Vote: 4 - 0

7. HPC10-41

428-430 N. Market Street

Connie Jantz

Install four (4) exterior A/C units.

Miller, agent

Charles

Emily Paulus

Ms. Paulus announced that this case was approved administratively.

The meeting was adjourned at 7:27 PM.

Respectfully Submitted,

Shannon Albaugh

Administrative Assistant